

## In the Matter Of:

## ERIK YODER

VS.

THE O'NEIL GROUP, LLC, et al.

## TERRANCE SHANAHAN January 19, 2017

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1	IN THE UNITED STATES DISTRICT COURT				
2	FOR THE DISTRICT OF MARYLAND				
3					
4	ERIK YODER, *				
5	Plaintiff, *				
6	vs. * Civil Action				
7	THE O'NEIL GROUP, LLC, * No. 8:16-CV-00900	DKC			
8	et al., *				
9	Defendants. *				
10					
11					
12	Oral Deposition of TERRANCE J. SHANAHAN				
13	Rockville, Maryland				
14	Thursday, January 19, 2017				
15	1:11 p.m.				
16					
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18					
19	Job No.: WDC-111412				
20	Pages 1 - 163	TATIONTO			
21	Reported by: Vicki L. Forman				
22					

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1	Oral Deposition of TERRANCE J. SHANAHAN,
2	held at the offices of:
3	
4	DTI Deposition Services
5	21 Church Street, Suite 150
6	Rockville, Maryland 20850
7	(301) 762-8282
8	
9	
10	
11	Pursuant to agreement, before Vicki L.
12	Forman, Court Reporter and Notary Public in and for the
13	State of Maryland.
14	
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1	APPEARANCES	
2		
3	ON BEHALF OF THE PLAINTIFF:	
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9		
10		
11		
12	ON BEHALF OF THE DEFENDANTS:	
13	WILLIAM T. O'NEIL, ESQUIRE	
14	The O'Neil Group, LLC	THE PROPERTY AND ADDRESS OF THE PARTY AND ADDR
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19		
20		
21		
22		-

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9	U.S. Navy any types of legal tasks?"	
10	"Can you tell me whether you worked	19
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12	"Does that include having nothing to	21
13	do with the administration of employment laws?"	
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	1	A	J.D.	
	2	Q	And when did you get a law degree?	
	3	A	2002.	
	4	Q	And where did you get your law degree?	
	5	A	University of Maryland.	
	6	Q	Did you take any courses in employment law	v?
	7	А	No.	
	8	Q	Did you take any courses in labor law?	
	9	A	No.	
	10	Q	Was there any specific practice areas that	:
	11	you sought	to enter while you were in law school?	
	12	A	Transactional work generally speaking.	
	13	Q	Transactional being business related work?	,
	14	A	Business, you know, transactions, yeah.	
-	15	Q	Do I understand that you were an evening	
	16	student?		
	17	A	I don't know. Do you?	
	18	Q	Well, did you work while you were at the	***************************************
	19	University	of Maryland?	The state of the s
	20	A	Yes.	
	21	Q	And what did you work doing?	
	22	А	I was in the U.S. Navy.	

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1	Q	And within the U.S. Navy what were you doing?
2		Did you have a rank?
3	А	Of course I had a rank.
4	Q	Well, you could have been a civilian for the
5	U.S. Navy,	correct?
6	А	No, I was in the U.S. Navy. I was in the
7	U.S. Navy.	
8	. Q	Okay, very good.
9		You were in the U.S. Navy and what was your
10	rank or co	mmission?
11	A	I was a Chief Petty Officer.
12	Q	And from what point in time to what point in
13	time did y	ou serve in the U.S. Navy?
14	A	1980 to 2001.
15	Q	So you left the U.S. Navy shortly prior to
16	graduation	from law school?
17	A	I retired, yes.
18	Q	And did you perform any kind of legal tasks
19	of any natu	are when you were in the U.S. Navy?
20	A	I'm not going to talk about what I did while
21	I was in th	ne Navy.
22	Q	Is it classified?

1 MR. O'NEIL: How is it relevant to the issue we're here to talk about today? 2 3 MR. HOFFMAN: Well, I'd like to get some information on him as a witness and I'm proposing that 4 5 we'll move on but a refusal to answer a question is not 6 something that I accept. 7 Α Okay. BY MR. HOFFMAN: 8 9 0 So is your assignments at any point in the U.S. Navy classified or otherwise assigned some sort of 10 11 top secret information or label that would prevent you 12 from being able to testify today? 13 Α Your question was not what my assignments 14 were but what I did; is that correct? 15 0 What you did. 16 Α So what I did at the time I did it things 17 were classified. Whether they've been declassified or not I know not. Therefore, I'm not willing to risk 18 19 giving you information that may or may not have been 20 declassified. If you want to know where I was stationed 21 I'll answer those questions. 22 0 Well, let's assume you were stationed in

1 Maryland because you went to the University of Maryland 2 at least at the time you retired, correct? 3 Α Yes. 4 Q Did you perform when you were in the U.S. Navy any types of legal tasks? 5 6 Α I just commented on what I would say about 7 I won't answer questions about what I did. the Navy. I'll tell you where I was. 8 MR. HOFFMAN: We're going to certify that 9 question. 10 BY MR. HOFFMAN: 11 12 0 You do understand that we'll be coming back for that answer? 13 14 Α Sure. 15 Is there anything that you can tell me about Q your service in the Navy? 16 17 А Yes, I loved it. 18 Okay, that's good. Anything else? 19 Α No. 20 Can you tell me whether you worked with any lawyers for the U.S. Navy? 21 22 Α No.

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- 1 Q You did not or you can't tell me?
- 2 Α I'm not going to comment about what I did in
- the Navy. 3
- 4 MR. HOFFMAN: Okay, we'll certify that.
- Α 5 Okay.
- BY MR. HOFFMAN: 6
- 7 0 Did you have any human resource
- 8 responsibilities in the U.S. Navy?
- 9 Notwithstanding my previous objection that I
- 10 wasn't going to comment about what I did in the Navy, I
- was a Chief Petty Officer in the United States Navy. 11
- 12 That's a leadership role.
- 13 Q What I'm asking you is whether or not you
- were assigned any type of human resource type functions. 14
- 15 What would be a human resource function? Α
- 16 0 Anything having to do with the hiring or
- firing of civilian Navy personnel. 17
- 18 Α I don't think I had anything to do with any
- civilians. 19
- 20 Did you have anything to do with the
- administration of employment laws with respect to 21
- 22 civilian employees?

1	MR. O'NEIL: Object to the question. He just
2	said he didn't have anything to do with civilians.
3	MR. HOFFMAN: Well, let him answer the
4	question.
5	MR. O'NEIL: Object to the form, asked and
6	answered.
7	BY MR. HOFFMAN:
8	Q Is that a no?
9	A I didn't do anything with civilians.
10	Q Does that include having nothing to do with
11	the administration of employment laws?
12	A I didn't do anything with civilians.
13	Q Is that a yes or a no?
14	A To what question?
15	Q To the question I just posed to you.
16	A I'm not going to comment further.
17	MR. HOFFMAN: We're going to certify that
18	question.
19	BY MR. HOFFMAN:
20	Q Have you ever had any training whatsoever at
21	any point in time with respect to employment laws?
22	A No.

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1	Q	Have you ever attended any employment law
2	seminars?	
3	A	Not that I can recall.
4	Q	Have you as an attorney ever worked for any
5	lawyers th	nat have worked in the employment law area?
6	A	I don't think so.
7	Q	After your graduation did you take a job with
8	an attorne	ey or law firm?
9	A	After my graduation from law school?
10	Q	Yes.
11	A	I was already working at a law firm.
12	Q	And you were working as a law clerk during
13	the day; i	s that right?
14	A	Yeah.
15	Q	And what law firm were you working for?
16	A	I worked at Foran, Sonntag & Driscoll.
17	Q	Where are they located?
18	A	Greenbelt, Maryland.
19	Q	What type of work do they do?
20	A	PI, med mal, Social Security and some
21	workers' c	omp.
22	Q	Sort of a general plaintiff's practice, is

1	that fair?
2	A I did. You would have to ask them how they
3	characterize it. I'm telling you what areas I know they
4	worked in.
5	Q Did they only represent individuals or did
6	they represent businesses?
7	A I don't know. I mean I know they represented
8	individuals. I don't know if they represented
9	businesses.
10	Q Was there a supervising attorney that you
11	reported to?
12	A No.
13	Q Who did you report to?
14	A Whatever attorney assigned me work so do that
15	work, tell them what I did.
16	Q What dates of employment did you have?
17	A Maybe like March of 2002 until sometime in
18	the fall of 2002.
19	Q So shortly after your graduation you left
20	there?
21	A Well, if May until the fall is shortly then
22	sure.

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1	Q	Okay. How would you describe it?
2	A	Well, I didn't leave two weeks after
3	graduation	n is what I'm saying.
4	Q	But you certainly didn't spend the amount of
5	time you s	spent in the U.S. Navy there, did you?
6	A	No, but I took the bar exam. I worked there
7	for a litt	le while after I took the bar exam.
8	Q	Did you work for them while you took the bar
9	exam?	
10	А	Yes.
11	Q	And did you pass the bar exam in 2002?
12	А	Yes.
13	Q	Did you take any other bar exams?
14	А	Yes.
15	Q	What other bar exams?
16	A	Arizona and California.
17	Q	Did you have some intention on relocating to
18	those area	s?
19	A	Well, when I sat for the Arizona bar I
20	already	I lived in Arizona.
21	Q	So let's take it chronologically.
22		After you left this Greenbelt firm you went

1	where? Di	d you go to another employer?
2	А	Yes.
3	Q	And who was that?
4	A	I worked for Chesapeake Law Group.
5	Q	Where are they located?
6	А	In Baltimore.
7	Q	What kind of work do they do?
8	А	You're speaking in present tense. That firm
9	is no long	er in existence but transactional work.
10	Q	Transactional work being business related?
11	A	Yep.
12	Q	And what were your dates of employment, do
13	you recall	?
14	A	I don't know exactly when I started there.
15	It was in	the fall of 2002 and then I left there in
16	March of 2	003.
17	Q	When you left in March 2003 did you begin
18	employment	elsewhere?
19	А	I just went out on my own.
20	Q	You opened your own practice?
21	А	Yeah.
22	Q	Did you have an office?

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	<u></u>	TERRANCE SHAWAHAN - 01/19/2017 Fage 20
1	A	Yes.
2	Q	Where was your office?
3	A	Baltimore.
4	Q	What kind of work did you handle?
5	A	Same thing, transactional. I did some
6	consumer l	pankruptcy work for the debtor side.
7	Q	Had you taken bankruptcy in law school?
8	A	No.
9	Q	Did you receive any kind of awards, Book
10	Awards or	anything of that nature while in law school?
11	А	What are Book Awards?
12	Q	Well, did you ever receive a was it not
13	called a F	Book Award when you were there?
14		Did you graduate with honors?
15	А	No.
16	Q	A Book Award at least when I was there would
17	have been	when you would have received the highest grade
18	in a class	in say criminal law?
19	A	I never received the highest grade in class.
20	Q	How long did you work as a solo practitioner?
21	A	A few months. I'm going to say not more than
22	a year.	

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1	Q More than a few months but less than a year?
2	A Well, I don't know how you're quantifying a
3	few. I mean I would say maybe 9 to 11 months I had my
4	own practice.
5	Q And where did you begin working after that?
6	A Francomano & Karpook.
7	Q Where are they?
8	A Baltimore.
9	Q And what type of work do they do?
10	A They do a number of things. I was of counsel
11	there so I just continued doing I had the same
12	clients. I just continued doing the same kind of work I
13	had been doing.
14	Q When you were a solo?
15	A Yeah.
16	Q And how long did you work in this position?
17	A I was only there a couple of months.
18	Q And after that where did you go?
19	A I went to work for Mathon Management Company.
20	Q What kind of work did you do for them?
21	A Transactional. I also oversaw litigation so
22	hiring of outside counsel.

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1	Q	How did you get this position?
2	А	My brother-in-law was a principal at a
3	related co	ompany.
4	Q	And what company was that?
5	А	I don't remember the name of it but I mean he
6	might have	been a principal at Mathon Management too. I
7	don't know	·
8	Q	Were they located in Maryland?
9	A	No, Mesa, Arizona.
10	Q	Do you ever talk to your wife about the kind
11	of practic	e work that you do?
12	А	I mean she knows generally what I do but I
13	don't talk	to her about specifics.
14	Q	But she knows the areas of law that you
15	practice?	
16	A	Yeah. I mean for instance she knows I don't
17	do crimina	l law. She knows I you know, she knows I
18	don't do p	ersonal injury work.
19	Q	When did you leave Mathon?
20	A	2005.
21	Q	Did you go somewhere else and work as an
22	attorney?	
		***

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1 A Yep. 2 Q Where is that? 3 A Rockville, Maryland. 4 Q So you returned to Maryland to work in 5 Rockville, Maryland? 6 A Yeah. 7 Q For who? 8 A Rotbert Law Group. 9 Q And what kind of work do they do? 10 A We had a varied practice. Some of the 11 attorneys there did litigation. I did transactional 12 work. 13 Q How did you obtain that job? 14 A I met the managing partner in the course of a 15 litigation. 16 Q When you were working at Mathon? 17 A Yes. 18 Q So you continued to do transactional work? 19 A Yes. 20 Q Were you forming businesses? 21 A Business formation, JV agreements, private 22 placements of securities, leasing, real estate			TERRANCE SHANAHAN - 01/19/2017 Pag	ge 29
A Rockville, Maryland.  Q So you returned to Maryland to work in  Rockville, Maryland?  A Yeah.  Q For who?  A Rotbert Law Group.  Q And what kind of work do they do?  A We had a varied practice. Some of the  attorneys there did litigation. I did transactional  work.  Q How did you obtain that job?  A I met the managing partner in the course of a  litigation.  Q When you were working at Mathon?  A Yes.  Q So you continued to do transactional work?  A Yes.  Q Were you forming businesses?  A Business formation, JV agreements, private	1	A	Yep.	
Q So you returned to Maryland to work in  Rockville, Maryland?  A Yeah.  Por who?  A Rotbert Law Group.  A We had a varied practice. Some of the  attorneys there did litigation. I did transactional  work.  A I met the managing partner in the course of a  litigation.  A Yes.  A Yes.  A Yes.  Were you forming businesses?  A Business formation, JV agreements, private	2	Q	Where is that?	
5 Rockville, Maryland? 6 A Yeah. 7 Q For who? 8 A Rotbert Law Group. 9 Q And what kind of work do they do? 10 A We had a varied practice. Some of the 11 attorneys there did litigation. I did transactional 12 work. 13 Q How did you obtain that job? 14 A I met the managing partner in the course of a 15 litigation. 16 Q When you were working at Mathon? 17 A Yes. 18 Q So you continued to do transactional work? 19 A Yes. 20 Q Were you forming businesses? 21 A Business formation, JV agreements, private	3	A	Rockville, Maryland.	
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Work.  13	10	А	We had a varied practice. Some of the	
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17 A Yes.  18 Q So you continued to do transactional work?  19 A Yes.  20 Q Were you forming businesses?  21 A Business formation, JV agreements, private	15	litigation	•	
Q So you continued to do transactional work?  Page 20 A Yes.  Were you forming businesses?  Business formation, JV agreements, private	16	Q	When you were working at Mathon?	
19 A Yes. 20 Q Were you forming businesses? 21 A Business formation, JV agreements, private	17	A	Yes.	
Q Were you forming businesses?  A Business formation, JV agreements, private	18	Q	So you continued to do transactional work?	
21 A Business formation, JV agreements, private	19	A	Yes.	
	20	Q	Were you forming businesses?	
22 placements of securities, leasing, real estate	21	A	Business formation, JV agreements, private	***************************************
3.	22	placements	of securities, leasing, real estate	

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1	purchases	-
2	Q	Any foreclosure work?
3	A	No.
4	Q	Up until now had you done any foreclosure
5	work in ar	ny other positions?
6	A	No.
7	Q	And when did you leave Rotbert?
8	А	February of 2006.
9	Q	Did you go somewhere else?
10	А	I went back out on my own.
11	Q	And how long were you out on your own?
12	А	Until about full-time probably until about
13	September	of 2008.
14	Q	And did you begin working somewhere else in
15	September	2008?
16	A	Yes.
17	Q	And where did you begin working?
18	A	MetLife.
19	Q	MetLife?
20	A	Yeah.
21	Q	What did you do for them?
22	А	I was a registered rep.

1	Q	Like to sell different life insurance or
2	insurance	products?
3	А	Insurance and investments, yeah.
4	Q	When did you leave MetLife?
5	A	December 2010.
6	Q	Did you become employed somewhere else in
7	December 2	2010?
8	A	Yeah, Margolis, Pritzker, Epstein & Blatt.
9	Q	Why didn't you just start off with that? I
10	know Jeff	Pritzker well.
11	A	Okay.
12	Q	So in December 2010 you go to work for them?
13	А	Right.
14	Q	When did you leave?
15	А	July of 2011.
16	Q	Had you done any kind of debt collection work
17	at Margoli	s?
18	A	Sure, that's their whole practice.
19	Q	That's why I asked the question. It's
20	possible t	hat you were continuing to do transactional
21	work.	
22	A	Yeah. I mean my primary function was, you

1	know, debt	collection practice.
2	Q	Consumer debts?
3	А	Yeah.
4	Q	Would you go into court to litigate those?
5	А	Yeah.
6	Q	And did you do anything else other than
7	consumer d	ebts?
8	A	I did some side work that the firm sanctioned
9	so stuff f	or small businesses, reviewing leases, stuff
10	like that.	
11	Q	They do do work on behalf of small
12	businesses	, correct?
13	A	Margolis Pritzker?
14	Q	Yes.
15	A	Yeah. I mean I think Jeff has a practice
16	like that.	
17	Q	Right. Had you done any foreclosure work
18	there?	
19	A	No.
20	Q	Do they do foreclosure work?
21	A	When I was there?
22	Q	Yes.

would be vetting all that and doing their due diligence 1 2 so we would kind of know that hey, in Maryland there's going to be -- and this is totally a hypothetical but we just bought a pool. There are 50 loans in Maryland. 4 Now, whether or not that 50 loans trickles down to us, 5 6 we wouldn't necessarily know that. You don't know you're getting a referral. The referral is not a 7 8 referral until it's --It's a referral. 0 10 Α Until it's referred, yeah. 11 Q Right, but you would have an idea as to a 12 pool? Α Yes. 13 14 So did you necessarily have an idea with respect to a pool or did you just sort of stumble on 15 16 that information? How did you get that? 17 I mean we would know when they won a bid on a 18 Α 19 pool. And forgive me if I'm missing something but 20 why would you as lawyers for The O'Neil Group and MSO 21

know when the investor -- is it MCM Capital?

22

TERRANCE	NAHANAHAN	_	01/19	/2017
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1	A Uh-huh.
2	Q Would purchase a pool?
3	A Because that sets in motion a whole bunch of
4	things that need to happen but in our capacity as The
5	O'Neil Group, we would have to because we would have
6	to alert our preferred counsel that hey, they just won a
7	pool. This is when we think it's going to board meaning
8	it's going to be ready to work on and some period of
9	time after that you could expect about this many loans
10	in your jurisdiction.
11	Q So you would give your outside counsel a
12	heads up?
13	A Yeah, because they may have to scale for that
14	work.
15	Q And when you say "scale," meaning they might
16	have to scale up?
17	A Yeah, they might have to hire additional
18	people.
19	Q Is that common for a foreclosure firm to have
20	ebbs and flows in the referral process?
21	A Yes.
22	Q Now, Erik Yoder comes on board and he was

1	promised how much in salary, do you recall?
2	A I don't. I would have to look at the
3	agreement.
4	Q Was he given an employment agreement at
5	first?
6	A Yeah, I believe so.
7	Q By the time Erik Yoder has been hired had you
8	taken any foreclosure seminars or CLEs or training of
9	any sort?
10	A I don't recall.
11	Q Were you handling foreclosure work between
12	Mr. Mueller and Mr. Yoder?
13	A I mean I certainly was assisting but again, I
14	don't recall if there was a gap. You know, I don't
15	recall because yeah, I just don't recall if there was
16	a gap.
17	Q Now, as an attorney you would agree with me
18	that a lawyer is simply not competent in every practice
19	area?
20	A That's true.
21	Q I mean as I sit here today I am not competent
22	in foreclosure work and there's a multitude of areas

1	A I don't really know. It wasn't yeah, I
2	don't know exactly how many there were.
3	Q Who was responsible for the foreclosure
4	practice at the time on let's say January 1, 2014?
5	A Mr. Yoder was. I mean it was his program to
6	run.
7	MR. HOFFMAN: Let's have this marked as T.
8	Shanahan Exhibit 1.
9	(T. Shanahan Deposition Exhibit 1 was marked
10	for identification and retained by counsel.)
11	BY MR. HOFFMAN:
12	Q I'm showing you what's been marked as
13	Terrance Shanahan Exhibit 1.
14	Do you recognize this document?
15	A I mean it's an e-mail.
16	Q Yes, you're right, it is an e-mail. Take
17	your time and familiarize yourself with it if you need
18	that. Let me know when you're done.
19	(Pause in the proceedings.)
20	A Okay, I've read it.
21	Q This is an e-mail between you and Erik Yoder;
22	is that right?

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1	to?	
2	A People that work in my office that schedule	
3	sales.	
4	Q At MSO?	
5	A Yes.	
6	Q And who works at MSO presently?	
7	A Kristin Ferraro, Amanda Joiner.	
8	Q And so MSO is still involved in selling	
9	excuse me, in the foreclosure process?	
10	A Yeah.	
11	Q Now, after you referred to doomsday scenarios	s
12	you wrote "FWIW" which I interpret to mean for what it's	5
13	worth.	
14	A Right.	
15	Q "For what it's worth he's been the attorney	
16	in charge of foreclosure for MSO."	
17	Did I read that correctly?	
18	A You did.	
19	Q Does that mean that up until this point in	
20	time he was in charge of foreclosure work?	
21	Actually let me ask it this way: Does it	
22	mean what it sounds like?	
		- 1

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1	А	What does it sound like?
2	Q	It sounds like he's in charge of foreclosure
3	for MSO.	
4	А	Yeah, that was his area of responsibility.
5	Q	So you were deferring what you meant by
6	this parag	graph is that you were deferring to his
7	expertise	; is that correct?
8	A	His expertise.
9	Q	Would you agree with me that he had an
10	expertise	in foreclosure work?
11	A	Yes.
12	Q	And you went on to further say that "I
13	haven't ve	toed anything he wanted to do except insisting
14	we use Cas	eAware, which he's fought;" is that right?
15		Did I read that correctly?
16	A	Yes.
17	Q	Is there any evidence in any e-mails of any
18	sort of Mr	. Yoder refusing to use CaseAware?
19		MR. O'NEIL: Object to the form of the
20	question.	
21	A	Well, yeah, right here. I said it.
22		

<u></u>	TERRANCE SHANAHAN - 01/19/2017 Page 109
1	A Did I make a recommendation?
2	Q Yes.
3	A Well, I will say that in June of 2014 I was
4	on vacation and I was reading e-mails that went back and
5	forth between Mr. Yoder and Mr. O'Neil and my comment
6	and I know I made a comment to Bill that well, let me
7	set the scenario.
8	Mr. Yoder was as you know there was an
9	error made where we inadvertently overcharged for title
10	reports and we immediately when it was brought to our
11	attention we immediately said okay, let's fix it so we
12	notified the client. We conducted an audit and when we
13	determined what the amount that was overcharged was and
14	owed to the client, we cut them a check for it and gave
15	it to them and we told them as much as we knew but for
16	some reason Mr. Yoder continued to like harangue us
17	about this.
18	There were several e-mail exchanges that I
19	was carbon copied on where, you know, he was threatening
20	a bar complaint and doing other stuff. At the time Bill
21	was going through a death in the family and I just

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thought the whole tone -- given that he was a

22

1	subordina	te that his tone was disrespectful and
2	insubordi	nate and I opined to Bill. I said I would fire
3	him just	for being so insubordinate because I know he
4	wouldn't l	nave talked to John Burson that way or Bill
5	Savage tha	at way so why is he talking to us like this.
6	Q	Did you communicate that to Mr. O'Neil
7	through e-	-mail?
8	A	I think so, yeah.
9	Q	Have you produced that e-mail since you've
10	reviewed t	the e-mails that you've produced?
11	A	I don't know if I was asked to produce
12	e-mails be	tween Mr. O'Neil and I.
13	Q	Concerning Mr. Yoder's termination?
14	A	Well, he wasn't terminated. He quit.
15	Q	Concerning as you allegedly like to put it he
16	quit?	
17	A	Right.
18	Q	What exactly was said to him that you know?
19		MR. O'NEIL: I'm sorry, when?
20	BY MR. HOF	FMAN:
21	Q	What was said to him, do you know?
22		

1	or the la	st half of June?
2	А	The last half.
3	Q	And in terms of your workload then in
4	June 2014	can you describe that?
5	A	I don't really recall exactly what I was
6	doing. I	mean I'm sure I was busy.
7	Q	Was there any types of events that might have
8	caused you	ı to be concerned about your own level of work,
9	personal :	level of work?
10	A	Sure. I mean we always have to have new work
11	coming in	but the difference between Mr. Yoder and I was
12	that I wor	cked on tax lien work and I also did O'Neil
13	Group stui	Ef.
14	Q	Were you working on tax lien work through
15	June 2014?	
16	A	I think we were, yeah.
17	Q	Did there come a time when you stopped doing
18	tax lien w	ork?
19	A	Yeah.
20	Q	When was that?
21	A	Maybe late 2015 at some point.
22	Q	Would those tax lien cases be reflected in

like the Maryland judiciary website, the case search? 1 2 Α Yeah. When you stopped doing -- first of all, the 3 Q 4 tax lien work was only through one client; is that 5 correct? 6 Α Uh-huh, yes. 7 0 Is that Woods Cove? 8 Α Yes. Did you lose any clients in 2014, the small 9 0 10 business clients? 11 Α I may have lost a few but clients come and 12 go. 13 Q And from your own perspective, in the latter 14 half of 2014 and we're talking about July through 15 December, did you see that any foreclosure work was 16 going to pick up? 17 Did there come a time when foreclosure work reappeared at least at the pace that would keep one 18 19 full-time attorney busy such as Mr. Yoder? 20 A I think probably by I think late December of 2014 we thought that we were going to get a lot of 21 22 referrals in early 2015.

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1	Q And did that materialize?
2	A Yeah. I mean we did get a lot of referrals.
3	I don't know if we got the number of referrals that we
4	thought we would but
5	Q When you say "a lot of referrals" what are we
6	talking about?
7	A Like 60 to 100 I think.
8	Q And did you end up adding any attorneys after
9	Mr. Yoder separated?
10	A Not really because Nida Hasan worked with us
11	when Mr. Yoder was there. She continued working with us
12	albeit remote and she prepared a lot of the bankruptcy
13	pleadings and stuff, and then we had a guy named Kyle
14	Blackstone but Kyle helped out just on like post sale
15	stuff because he also did a lot of stuff directly for
16	BSI.
17	Q Did Kyle work full-time?
18	A Yeah.
19	Q Was Kyle employed by MSO and/or The O'Neil
20	Group?
21	A By The O'Neil Group.
22	Q Did Kyle work on foreclosures?

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,	IERRANCE SHANAHAN - UI/19/201/ Page 12
1	Q Well, let's be specific. Who?
2	A Sure.
3	Q Name names.
4	A Joe Martinez, Kristin Ferraro, Sallie
5	Shanahan.
6	Q Anybody else?
7	A I think that's all the staff we had at the
8	time. I don't know what his relationship was like with
9	Nida. I think it was you know, he was like the boss
10	and told her what he wanted done.
11	Q Any documents at all to support a poor
12	relationship with the staff, e-mails, texts, notes to
13	file? Mr. Yoder has cursed at me another time.
14	A No, he just you know, this is anecdotal.
15	I mean it's what they said to me after he left. He was
16	condescending. They didn't care for him and that
17	happens.
18	Q Did you convey that to Mr. O'Neil?
19	A Yeah, I think I probably did.
20	Q When you say you "probably did" are you
21	certain you did?
22	A No, I'm not certain I did.

1	documents	and we could continue servicing the work that
2	we did hav	<i>r</i> e.
3	Q	Is it your testimony that you were the only
4	attorney t	that was assigned work?
5	A	No, it's not my testimony.
6	Q	So what is your testimony?
7		What attorneys handled work that Mr. Yoder
8	had in the	e pipeline so to speak?
9	А	Ms. Hasan worked on some of it. I worked on
10	some of it	. Kyle Blackstone worked on some of it. I
11	don't reca	ll if Bill went to any sales so the day Yoder
12	quit, I as	ked him to give me a rundown on what sales he
13	had schedu	led. He gave me some information but then I
14	reached ou	t to Harvey West because I knew that they were
15	the ones t	hat scheduled the sales.
16	Q	Do you recall what day he left?
17	· A	I believe it was June 30, 2014.
18	Q	Anything else from that day stick out in your
19	mind?	
20	А	Yeah.
21	Q	All right. What else?
22	А	So because I was really worried about making

- 1 it to say. It wasn't me drafting a contract that they 2 would then hand to us for us to sign. Were you on vacation when Mr. Yoder had sent 3 this e-mail? 4 I might have been. I might have been. 5 mean I would have to check but I know I came back -- I 6 don't know if I was on vacation then. I know I came 7 back -- I mean I could consult the calendar. 8 9 Do you want me to -- you really want to know? 10 Q Yeah, actually if you can consult your calendar that's perfect. 11 12 Α I'm just going to go back and try to look at 2014 unless somebody has a calendar for then. Okay, 13 2014 June 30 was a Monday and I came back from vacation 14 15 probably on that Saturday or Sunday before and these
- 18 don't recall. I don't recall exactly but I know that
- 19 the 30th was my first day back to work.
- 20 Q Did you communicate with Mr. O'Neil while you

were on that Wednesday. I went to the West Coast so I

probably was gone -- I might have been gone ten days.

21 were on vacation?

16

17

22 A Yes, I already told you that.

1	Q Concerning Mr. Yoder?
2	A Yeah, I said I found again, I don't know
3	if it's these e-mails or it was subsequent e-mails but I
4	said that I found his behavior his e-mails to be
5	insubordinate.
6	MR. HOFFMAN: Now, let's have this marked as
7	Exhibit Number 7.
8	MR. O'NEIL: Again, you don't have
9	consecutive Bates numbers here. I think the first page
10	is unrelated to in fact, they were both produced by
11	different people.
12	MR. HOFFMAN: It could be. Let's just break
13	them into separate exhibits. This will be seven. No,
14	hold on a second.
15	MR. O'NEIL: 6989 should be seven I believe.
16	MR. HOFFMAN: Okay, so this will be eight.
17	(T. Shanahan Deposition Exhibit 7 and Exhibit
18	8 were marked for identification and retained by
19	counsel.)
20	BY MR. HOFFMAN:
21	Q Are you familiar with that document?
22	A Sure.

1 Q Is this one of the e-mails in which you take 2 exception to the tone? Yeah. I mean, you know, all of us are --3 everybody on this e-mail is licensed to practice law and 4 so I understand that a given lawyer wants to ensure that 5 their reputation is squeaky clean without regard to what 6 their firm does and that they individually possess 7 8 ethical responsibilities but to me this is like well, I'm going to supervise you, the quy that owns the firm 9 to make sure that you're doing things correctly, that 10 you've done a proper mea culpa with the client and I'm 11 12 guessing that that probably doesn't work in a lot of 13 places. I'm quessing that my view would not be an 14 anomaly. 15 Another question as soon as you're familiar 16 with the document. 17 Α Go ahead. You mentioned that MSO made amends with BSI 18 Q 19 with respect to the overpayment on the titles. 20 Α Right. 21 Do you know how much was repaid to BSI? Q 22 I believe it was either like 17 or \$19,000. Α

1 0 How can you not know what All Star was 2 charging in January 2014 or before given that it's a huge part of this case? 3 4 How could you not know that today? 5 Α Well, you're asking because it's a huge part 6 of this case. I mean --7 Q Did it ever dawn on you -- forget this case. 8 Forget the fact that it was ever filed. Did it ever dawn on you when a repayment was 9 10 made to actually personally you go back and look at when All Star was billing and at what rates in 2013 and early 11 12 2014? 13 Α Yeah, but I didn't do it personally. I 14 caused an audit to be done. 15 0 Let's also clarify one other part of your 16 testimony. 17 Is your testimony that in June of 2014 prior to Mr. Yoder's separation from employment that MSO made 18 19 a payment to BSI for this overpayment and that Mr. Yoder 20 was still not satisfied with it? 21 Α I don't know -- truthfully I don't know when the payment was made. What I do know -- my recollection 22

- 1 at least is that he was still there when the audit was
- 2 done and we figured out how much it was going to be. I
- 3 don't know when the check was cut exactly and I don't
- 4 know when they cashed it.
- 5 Q Would you be surprised if I told you that
- 6 that's not correct, that the audit was conducted in July
- 7 of 2014, a month later?
- 8 A I would be surprised but I mean I'm just
- 9 telling you what my recollection is. I mean we
- 10 obviously knew about it. How long it took to gather the
- 11 records I don't know. I do know that as soon as he
- 12 disclosed it we said let's find out exactly what we're
- 13 talking about here. I got to tell you that -- well,
- 14 never mind. You got questions for me.
- 15 Q I'm not cutting you off.
- Did you have something to add?
- 17 A I just want to stick to whatever you want to
- 18 get through today.
- 19 So are we still talking about this Hurley
- 20 Auctioneers thing?
- 21 Q What's that?
- 22 A Are we still on this?

TERRANCE	SHANAHAN	•••	01.	/19	/2017

		TERRANCE SHANAHAN - 01/19/2017	Page 15
1	A 1	Jo.	
2	r Q	The individual who was handling MSO bil	lings
3	at that time	was who?	
4	A I	believe it was Sallie.	
5	Q A	nd the response from Kristin Ferraro,	can
6	you read tha	t?	
7	A I	can. "I'm pretty sure that Sallie had	đ
8	charged for	title as soon as we ordered them from A	All
9	Star. But y	es, it is a mess."	
10	Q W	ould you agree that that characterizat:	ion of
11	the invoicin	g was a mess is accurate?	
12	М	R. O'NEIL: I'll object again. It's ar	1
13	incomplete d	ocument.	
14	M	R. HOFFMAN: Okay.	
15	BY MR. HOFFM	AN:	
16	Q W	ould you agree with the characterization	n
17	that both Mr	. O'Neil and Ms. Ferraro had at least o	on
18	June 23, 201	that the invoicing was a mess?	
19	A Ye	eah. I mean I think if Yoder had been	
20	exercising mo	ore oversight it wouldn't have happened	, , , , , , , , , , , , , , , , , , ,
21	Q It	is your law firm, isn't it? Yes or n	.0?
22	A Ye	eah, but as Mr. Yoder pointed out in an	